



Association of Bay Area Governments  
Bay Area Air Quality Management District  
Metropolitan Transportation Commission

# Joint Policy Committee

## PLANNING RESOURCES

Land Management

**Tool or Topic: Development Capacity**AuthorOrganizationPublishedFormat

Title: Estimating and Analyzing Land Supply Development Capacity

Moudon

Lincoln Institute of Land Policy

5/1/2001

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=103#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=103#)**Description:**

This paper describes a method to estimate the land supply and development capacity of an urban area. The method, which draws from those devised by the City of Seattle, is applied to a portion of the city using parcel-level data with GIS software. Steps to estimate supply and capacity include the identification of all buildable lands (vacant, partially utilized, and underutilized lands) and the calculation of the development capacity of each one of these types of lands, taking into account zoning categories. Southeast Seattle has 11 percent and 17 percent of its net land supply in vacant or refill lands, respectively. It has the potential to increase its residential capacity by 57 percent, and its employment capacity by more than 80 percent. Analyses suggest that the potential for mixed-use development and redevelopment may be hindered by the relatively high supply of both vacant and refill lands in the lower-density residential zones presently preferred by both producers and consumers. Analyses also show that the criteria used to identify refill lands can have a substantial effect on development capacity estimates. This indicates that planners need to carefully test the criteria selected before performing final capacity estimates. Finally, this case study shows that while the structure and steps of land supply and capacity analysis are reasonably straightforward, the handling of the database requires special skills that many planners presently lack.

Tool or Topic: **Development Capacity**AuthorOrganizationPublishedFormat

Title: Land Supply and Infrastructure Capacity Monitoring for Smart Urban Growth

Knaap

Lincoln Institute of Land Policy

11/1/2000 PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=96#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=96#)

## Description:

The fundamental debate about urban growth—No growth, slow growth, go growth?—will never be resolved. As with politics and religion, all are entitled to their opinions, most of which derive more from deeply held beliefs than quickly calculated betas. As with politics and religion, there is something like agreement among a majority of people on very general principles (e.g., civilized life in the 20th century requires some form of government; there are benefits to some type of spiritual relationship with the universe), but that agreement disintegrates when one gets to the specifics (e.g., socialism or capitalism, Republican or Democrat, deist or agnostic, Christian or Moslem).

For urban growth there is a general agreement that it will occur, that it needs some type of management, and that such management requires (at least in part) public policies. The disagreements about growth management are about how many and which policies to use, and how extensively to apply them. Growth management, however, has some measurable dimensions not available in metaphysics. The type, location, amount, and rate of urban growth can all be measured; so can other factors that are correlated with and perhaps cause urban growth. This paper is motivated by the belief that such measures can be assembled, monitored, and analyzed to gain a better understanding of urban growth processes and growth management policy.

Tool or Topic: **Land Assembly**

Author

Organization

Published

Format

Title: Land Assembly For Development: Something Borrowed, Something New   Connellan   Lincoln Institute of Land Policy   3/1/2002   PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=635#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=635#)

Description:

This paper examines the potential contribution of the process known as “land pooling” in the context of the debate about land assembly, particularly in respect of current policy aims of making best use of previously developed land and encouraging mixed use development. Land pooling is when landowners participate in land assembly, servicing and disposal in accordance with a plan, including that assisted by some form of temporary compulsion - “assisted land pooling.” It may be considered as one method to involve the initiatives and skills of the private sector in land assembly yet leave landowners with a stake in their land ownership if they so wish. The concept of assisted land pooling is new to this country, but has been adopted extensively overseas.

The paper draws upon previous research, carried out under the auspices of the Urban Villages Forum, which investigated various ways in which land is currently assembled for major development projects at home and overseas and discusses specific situations in which the concept of land pooling may be considered as an additional tool to complement existing compulsory purchase and voluntary routes to land assembly. It also seeks to explore the potential for assisted land pooling to be utilized to induce owners to collaborate in land assembly where ownership is fragmented but should, in the public interest, be pooled for major development schemes. In this regard, it focuses on situations where compulsory purchase powers for land assembly may be limited or unavailable, and where public sector finance for doing so is nonexistent or constrained.

Additionally, the paper also touches upon the possibilities of current recoupment of betterment via ownership through public acquisition and the author critically examines the possible role that assisted land pooling may also play in this process.

Tool or Topic: **Land Banking**

Author

Organization

Published

Format

Title: Land Banking Revisited: Massachusetts Breaks the Mold

Melious

Lincoln Institute of Land Policy

1/1/1986

Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=21#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=21#)

Description:

Land banking usually connotes large-scale government acquisition of property to control the pace and type of development. This study analyzes the innovative use of small-scale land banking to preserve open space and redevelop blighted urban areas.

Tool or Topic: **Land Banking**

Author

Organization

Published

Format

Title: Promoting More Equitable Brownfield Redevelopment: Promising Approaches for Land Banks and Other Community Land Development Entities

Leigh

Lincoln Institute of Land Policy

3/1/200

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=84#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=84#)

Description:

This project has focused on identifying promising approaches for improving the redevelopment prospects of the least marketable brownfield sites typically found in depressed urban neighborhoods. The current practice of many brownfield redevelopment projects is to select only the most marketable sites for remediation and redevelopment, essentially perpetuating the age-old “creaming” process. Private and public developers’ practices of avoiding the lowest market value parcels typically exclude disadvantaged neighborhoods from programs aimed at redeveloping brownfields. Doing so creates the potential for widening existing inequalities between better-off and worse-off neighborhoods.

This project specifically sought to identify land transfer procedures and processes through which land bank authorities and other community land development entities are willing to receive vacant brownfield property that is tax-delinquent and environmentally contaminated, and, able to arrange for remediation and sale of such property. The primary focus has been on an additional barrier typically associated with tax-delinquent properties: their low market values. For these properties, the taxes due are only one, and actually a more easily resolved, barrier to achieving property re-use. Thus, while the land bank authority could be helpful in forgiving the property taxes owed on the parcel as an incentive for re-use, the property’s redevelopment potential is still thwarted by its having little-to-no market desirability. It is this more difficult question of how to address sites in areas where demand for property is low, and contamination further complicates redevelopment, that we focus upon here in order to promote more equitable brownfield redevelopment.

Tool or Topic: **Land Inventory**AuthorOrganizationPublishedFormat

Title: Land Supply and Infrastructure Capacity Monitoring for Smart Urban Growth

Knaap

Lincoln Institute of Land Policy

11/1/2000 PDF file

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Tool or Topic: **Land Inventory**AuthorOrganizationPublishedFormat

Title: Metro's Regional Land Information System: The Virtual Key to Portland's Growth Management Success

Knaap

Lincoln Institute of Land Policy

11/1/2003 PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=862#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=862#)

## Description:

Though metropolitan Portland, Oregon, has perhaps the best-known growth management program in the world, one of the most important elements of that system has been conspicuously overlooked: the regional land information system (RLIS). Since RLIS was developed in the late 1980s, it has played a critical role in the development of every significant plan, the evaluation of every key policy, and the formulation of every major development model. RLIS created conditions that enabled a sophisticated and now much-studied approach to metropolitan growth management to emerge. In this paper, we discuss the development, use, and maintenance of RLIS, illustrating its importance for both the practice of regional planning and the advancement of planning research. We begin with an overview of planning at Metro, since it is that context that provides RLIS with much of its local and political meaning. We then examine the relationship of RLIS to specific Metro planning activities. We conclude that RLIS in particular, and regional GIS systems in general, have become vital to the success of urban growth management.



Tool or Topic: **Land Inventory**

Author

Organization

Published

Format

Title: Recycling the City: The Use and Reuse of Urban Land

Greenstein

Lincoln Institute of Land Policy

11/1/2004 Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=984#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=984#)

Description:

within political, economic, institutional and policy contexts. In the volume's three sections, the authors consider the issues at the national, regional, local and site levels; examine redevelopment processes and policies; and describe some potential uses of vacant and abandoned land, including urban agriculture, green development, and the preservation of an industrial landscape for cultural uses.

Following an introduction by coeditors Rosalind Greenstein and Yesim Sungu-Eryilmaz, the 11 chapters raise the essential questions: Is vacant land an opportunity or an obstacle? Are brownfields a legacy of prior industrial wealth, or of illegal and dangerous contamination? Is a land inventory vital to community needs for future growth, or the symbol of political shortsightedness or worse? Is the reclamation of this land the first step in an urban turnaround, or one more giveaway of local assets to investors with weak ties to the community?

To transform urban vacant lots requires focusing redevelopment efforts beyond the vacancy to the neighborhood and district context; accepting transitional uses as intermediate states; and a commitment to making thousands of small steps. The authors put redevelopment of urban land within the context of land economics, and make policy recommendations that concentrate on local action, including by nongovernmental organizations.

Recycling the City gathers cross-disciplinary research and analysis on the topic of underutilized, abandoned and vacant urban land, and will be of interest to anyone concerned with the future of our cities.

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